

**AGENDA**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, November 1, 2012 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting**
2. **Review Minutes of Previous Meetings: 10/18/12**
3. **Old Business:**
  - a. **44 & 52 Obtuse Road South #201200890: Re-subdivision – Ferry Farm Estates**  
*(Public Hearing scheduled for November 15, 2012 at 7:45 PM)*
  - b. **20 Vale Road #201200913: Proposed two-lot subdivision – Berkshire Corporate Park**  
*(Public Hearing scheduled for November 15, 2012 for 8:15 PM)*
4. **New Business:**
  - a. **101 Obtuse Hill Road #201200961: 6-lot subdivision – “Whispering Glen Section II”**
    1. Letter from P. Young to the Brookfield Planning Commission dated 10/20/12 Re: Whispering Glen Section II Cross Pond Drive Lots 5 & 6, Tree Farm Lane Lots 7, 9, 11 & 12
    2. Approved Minutes of the Planning Commission dated 06/21/12
    3. Subdivision Bonding Estimate Form received in the Land Use Office on 10/25/12
    4. Letter from P. Young to the Planning Commission dated 10/20/12 Re: Whispering Glen Section II Lots 5 & 6 Cross Pond Drive, Lots 7, 9, 11 & 12 Tree Farm Lane and Section 234-402-A-3 of the Subdivision Regulations
    5. Letter from P. Young to the Planning Commission dated 10/20/12 Re: Whispering Glen Section II Lots 5 & 6 Cross Pond Drive, Lots 7, 9, 11 & 12 Tree Farm Lane and Section 234-801-A of the Subdivision Regulations
    6. Letter from P. Young to Adjoining Land Owners dated 10/15/12
    7. Adjoining Property Owners List received in the Land Use Office on 10/25/12
    8. Letter from R. Papenfuss of the Water Source/Site Plan Review Committee dated 03/07/12 Re: Whispering Glen, 101 Obtuse Hill Road Application #201101091
    9. Memo from the Conservation Commission to the Planning Commission dated 04/05/12 Re: 101 Obtuse Hill Road – Whispering Glen Section II
    10. Legal Documents submitted to the Land Use Office as part of the application on 10/26/12: Warranty Deed for 25 Cross Pond Drive, Certificate of Title for Lot 5, Warranty Deed for Lot 6, Certificate of Title for Lot 6, Warranty Deed for 12 Tree Farm Lane, Certificate of Title for Lot 7, Warranty Deed for 4 Tree Farm Lane, Certificate of Title for Private Space B, Warranty Deed for 12 Cross Pond Drive, Certificate of Title for Private Space A, Warranty Deed for 11 Cross Pond Drive, Certificate of Title for Lot 12, Warranty Deed for 1 Tree Farm Lane, Certificate of Title for Lot 11
    11. Subdivision Report on Subsurface Sewage Disposal for a 6-lot subdivision Whispering Glen Section Two Cross Pond Road and Tree Farm Lane dated 02/12; revised through 10/12
    12. Plans received in the Land Use Office on 10/25/12:
      - Sheet 1 of 9 – Final Subdivision Map prepared by CJOJ, LLC dated 10/19/11

- Sheet 2 of 9 – Supplemental Map (Lots 5, 6 and 7) prepared by R.J. Gallagher Jr. & Associates dated 02/27/12; revised through 10/25/12
- Sheet 3 of 9 – Supplemental Map (Lots 9, 11 and 12) prepared by R.J. Gallagher & Associates dated 02/27/12; revised through 10/25/12
- Sheet 4 of 9 – Supplemental Map Open Space A & B prepared by R.J. Gallagher & Associates dated 02/27/12; revised through 10/25/12
- Sheet 5 of 9 – Supplemental Map Portion of Open Space A & B prepared by R.J. Gallagher & Associates dated 10/25/12
- Sheet 6 of 9 – Road Plan and Profile [Driveways for Lots 5-7] dated 01/31/12; revised through 05/25/12
- Sheet 7 of 9 – Proposed Detention Basin Enlargement prepared by Artel Engineering Group, LLC dated 08/27/12
- Sheet SA1 – Watershed Map Existing revised 06/01/12 by R.J. Gallagher; revised through 09/2012 by Artel Engineering
- Sheet SA1 – Watershed Map Proposed revised 06/01/12 by R.J. Gallagher; revised through 09/2012 by Artel Engineering
- Sheet 9 of 9 – 400 Scale Vicinity Map prepared by CJOJ, LLC dated 10/19/11

13. Letter from S. Hesketh to B. Fischman dated 02/24/12 Re: Whispering Glen Subdivision 101 Obtuse Hill Road (in file)

5. Minutes of Other Boards & Commissions: 10/11/12 Zoning; 10/09/12 special, 10/15/12 Inland Wetlands

6. Correspondence:

- a. Letter from K. Daniel to the Planning Commission dated 10/19/12 Re: Referral to Zoning Commission for proposed regulation change

7. Informal Discussion:

a.

8. Tabled Items:

a.

9. Adjourn

**\*\*NOTE: ANY OLD BUSINESS /NEW BUSINESS NOT COVERED PRIOR TO THE START OF THE PUBLIC HEARING(S) WILL BE UNDERTAKEN AFTER SAID HEARING(S)**

**\*\*\*\*Next Regular Meeting Scheduled for November 15, 2012\*\*\*\***